

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA (Philadelphia)**

IN RE: Faith D. Romero		
	Debtor(s)	CHAPTER 13
Ditech Financial LLC		
	Movant	
vs.		
		NO. 17-18218-elf
Faith D. Romero		
	Debtor(s)	
William C. Miller Esq.		
	Trustee	11 U.S.C. Sections 362

**ORDER**

AND NOW, this 3<sup>rd</sup> day of April, 2018 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

**ORDERED** THAT: the Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay under 11 U.S.C. Section 362, is modified with respect to the subject premises located at 46 Township Line Road 130, Elkins Park, PA 19027 ("Property), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



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**ERIC L. FRANK  
U.S. BANKRUPTCY JUDGE**